



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 15, 2012

1210-SPP-05

Exhibit 1

Petition Number: 1210-SPP-05

Subject Site: Bridgewater Marketplace

Petitioner: Kite Realty Group

Request: Primary Plat review for commercial lots in the Bridgewater Marketplace.

Current Zoning: Bridgewater PUD District

Current Land Use: Vacant

Approximate Acreage: 4.5 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Kevin M. Todd, AICP

Procedural

- Approval of a Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, applicable PUD, any variances associated with the site, and/or any commitments associated with the site.
 - The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
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Project Overview

Project Location

The subject property is approximately 4.5 acres in size and is located on the north side of the Bridgewater Marketplace commercial center, which is located at the northwest corner of Gray Road and 146th Street.

Project Description

The proposed primary plat is for the creation of four (4) lots within the Bridgewater Marketplace center. It also includes the extension of an existing access road. Three (3) of the lots would be for future commercial development. The fourth lot contains the existing retention pond.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location– COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – NOT APPLICABLE
 - Title, scale, north point and date – COMPLIANT
 - Land use adjacent to proposed subdivision and owners names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
 - Easements - locations, widths and purposes – COMPLIANT
 - Statement concerning the location and approximate size or capacity of utilities to be installed – COMPLIANT
 - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT



- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – NOT APPLICABLE
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners – COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes – COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – COMPLIANT
- Other features or conditions which would affect the subdivision favorable or adversely – NOT APPLICABLE
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary – COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property – NOT APPLICABLE
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. – NOT APPLICABLE

Staff Comments

The submitted plans for 1210-SPP-05 are fully compliant with the Bridgewater PUD and with the Westfield-Washington Township Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.